

**MINUTES OF THE  
CITY OF GREENSBORO  
MINIMUM HOUSING STANDARDS COMMISSION  
REGULAR MEETING  
JANUARY 14, 2014**

The regular meeting of the City of Greensboro Minimum Housing Standards Commission was held on Tuesday, January 14, 2014 in the Council Chambers of the Melvin Municipal Office Building, commencing at 1:38 p.m. The following members were present: Kathleen Sullivan, Chair; Shermin Ata; Kimberly Moore-Dudley; Justin Outling; Tyler Quinn; Ellen Sheridan; and Steve Allen. Staff present included Cheryl Lilly, Barbara Harris, Elizabeth Benton, Mark Wayman, and Inspectors Don Sheffield, Roy McDougal, Roddy Covington, Jared LaRue, Brad Tolbert, and Rick Stovall. Also present was Mike Williams, Attorney for the Commission; Mary Lynn Anderson, City Attorney's Office; and Gloria Gray, Code Compliance Administrator.

**1. APPROVAL OF MINUTES FROM DECEMBER 10, 2013 MEETING:**

Mr. Outling moved approval of the December 10, 2013 meeting minutes, seconded by Ms. Moore-Dudley. The Commission voted 6-0 in favor of the motion. (Ayes: Sullivan, Ata, Outling, Sheridan, Quinn, Moore-Dudley. Nays: None.)

Mr. Allen joined the meeting at 1:40 p.m.

**2. REQUEST OF STAFF OF ANY CHANGES TO THE AGENDA:**

Compliance Coordinator Benton announced the following changes to the agenda: (1) Item 6, 1625 Willow Road, has been repaired by the owner and is in compliance; (2) Item 14, 1707 Way Street, has been repaired by the owner and is in compliance; (3) Item 20, 520 A&B Banner Avenue, has been repaired by the owner and is in compliance; and (4) Item 27, 209 Winston Street, has been repaired by the owner and is in compliance.

**3. SWEARING IN OF CITY STAFF TO TESTIFY:**

City staff was sworn as to their testimony in the following matters.

**4. SWEARING IN OF OWNERS, CITIZENS AND ALL OTHERS TO TESTIFY:**

Property owners and citizens were sworn as to their testimony in the following matters.

**CONTINUED CASES:**

- 5. 712 Douglas Street (TMN 30-9-27):** Robert Helms and Dorothy Helms, Owners. In the Matter of Order to Repair, Alter or Improve Structure. Inspector: Roddy Covington. Continued from 11/12/13. **(CONTINUED UNTIL MARCH 11, 2014 MEETING)**

Compliance Coordinator Benton stated that this case was initially inspected on January 26, 2012. The hearing was held on March 7, 2012 and the Order to Repair was issued on the same day. The property did have to be secured and it was secured by the owner. There are children living in the area where the property is located.

Sheila Helms, 409 West Montcastle Drive, distributed a project schedule to members for their review. She felt that the project should be completed around the end of March, 2014. She has had debris removed from the property and has secured water and electrical service along with HVAC and heat. They have started interior preparation for the walls and painting will begin later in the week.

Inspector Sheffield reported that there are currently no permits on the property. A permit will be required when the windows are replaced. If mechanical units were replaced, a permit would have been required.

Mr. Allen moved to continue the case until the March, 2014 meeting, seconded by Ms. Sheridan. The Commission voted unanimously 7-0 in favor of the motion. (Ayes: Sullivan, Ata, Outling, Sheridan, Allen, Quinn, Moore-Dudley. Nays: None.)

6. **1625 Willow Road** (TMN 211-3-3): Thomas Bolden and Lucy Bolden, Owners. In the Matter of Order to Repair, Alter or Improve Structure. Inspector: Roddy Covington. Continued from 11/12/13. **(REPAIRED BY OWNER)**

7. **1012 Caldwell Street** (TMN 32-87-7): Dionne Mack, James Mack & Stanley Mack, Owners. In the Matter of Order to Repair, Alter or Improve Structure. Inspector: Roddy Covington. Continued from 6/11/13, 8/13/13, 10/8/13, 11/10/13. **(CONTINUED UNTIL FEBRUARY 11, 2014 MEETING)**

Compliance Coordinator Benton stated that this case was initially inspected on November 21, 2011. The hearing was held on July 5, 2012 and the Order to Repair was issued on the same day. The property did have to be secured and it was secured by the owner. There are children living in the area where the property is located.

Dionne Mack, the owner, lives out of town. She contacted Ms. Benton prior to the meeting and emailed an update of progress that has been made at the property to address the violations.

Inspector Sheffield stated that no permits have been taken out for the property.

Inspector Covington reported that the owner contacted him and indicated that there are two potential buyers for the property. An appraisal has been scheduled. The owner has chosen to leave her options open in this matter.

Officer Roberts of the Greensboro Police Department informed the Commission that there have been several calls of service for the vacant property. He felt that a "No Trespassing" sign would be helpful to deter activity occurring at the house. Compliance Code Benton stated her intention to advise the owner that signage is needed at the property.

Ms. Moore-Dudley moved to continue this case until the February 11, 2014 meeting with the condition that several "No Trespassing" signs are placed at the property, seconded by Ms. Ata. The Commission voted unanimously 7-0 in favor of the motion. (Ayes: Sullivan, Ata, Outling, Sheridan, Allen, Quinn, Moore-Dudley. Nays: None.)

Officer Douglas Campbell, Greensboro Police Department, explained the process to register a "No Trespassing" sign with the City.

8. **1111 Logan Street** (TMN 72-11-21): Heirs of James R. Burris c/o Eunice (Curley) Burris, Owners. In the Matter of Order to Repair, Alter or Improve Structure. Inspector Roddy Covington. Continued from 11/12/13. **(INSPECTOR UPHELD)**

Compliance Coordinator Benton stated that this case was initially inspected on July 3, 2011. The hearing was held on March 12, 2012 and the Order to Repair was issued on the same day. The property did have to be secured and it was secured by the City. There are children living in the area where the property is located.

It was noted that this is heir property. No one was present to speak on behalf of the estate.

Counsel Williams asked Compliance Coordinator Benton if the video being shown was a fair and accurate representation of the property; if all parties in interest were properly served with all notices, complaints and

orders issued in this matter; the last time the property was visited was January 8, 2014; the property is not a duplex or multiunit apartment; there are more than five separate types of violations of any of the minimum housing standard codes. Ms. Benton stated that she agreed with these questions.

Compliance Coordinator Benton stated that the list of violations include cracked or missing electrical outlet cover; exposed wiring at outlet; missing and inoperable smoke detectors; heat-gas/electric not on at time of inspection; plumbing facilities must be maintained in safe, sanitary and functional condition; unclean and unsanitary floors, ceilings and/or walls; walls have peeling, chipping or flaking paint that must be repaired, removed or covered; walls have cracks, holes or loose plaster, decayed wood or other defective material that must be corrected; loose floor covering must be repaired or replaced; ceiling contains holes, loose material and/or in disrepair; exterior doors need to be weathertight; bathrooms and bedrooms must have door and interior lock set; screens required on exterior doors; screens required on windows; every window shall open and close as manufactured; windows need glazing; windows have missing and/or broken locks; exterior walls contains holes and/or breaks; exterior walls have loose or rotten siding; exterior wood surfaces need to be maintained by paint or other protective coating; foundation walls have holes or cracks; property needs to be graded to prevent accumulation of standing water; exterior property shall be maintained in a clean and sanitary condition; and exterior property needs to be free of plant growth in excess of 12 inches.

Officer Douglas Campbell, Greensboro Police Department, was present to speak on the property. He stated that an elderly couple living next door complained in 2010 that the house was unsecured. He gave an overview confirming that the property has been unsecured and entered into by vandals and vagrants for several years.

Members reviewed the history of the property and noted estate issues brought to light at the November, 2013 meeting.

Inspector Covington stated that the power has been turned on and some cleanup has been done inside the house. No work has been done to the exterior and there are no permits for this property. The property was secure when inspected on January 8, 2014.

Given the legal issues regarding who owns the property as well as the prior representative of the estate stating that she would make remedies to the property before this meeting and her failure to do so, as well as the testimony of the Greensboro Police Department as to the adverse effects of this property not being occupied or cared for, Mr. Outling moved to uphold the Inspector, seconded by Ms. Moore-Dudley. The Commission voted unanimously 7-0 in favor of the motion. (Ayes: Sullivan, Ata, Outling, Sheridan, Allen, Quinn, Moore-Dudley. Nays: None.)

Chair Sullivan stated that the property involved in this matter is located at **1111 Logan Street** in Greensboro, North Carolina. The property owner and all parties in interest in said property have been properly served with all Complaints, Notices and Orders issued in this matter in compliance with the law. The property owner and all parties in interest were afforded their due process rights in compliance with the law. The property in question has more than five separate types of violations of any of the Minimum Housing Code Standards. The continuation of this dwelling in its current condition is detrimental to the health, safety, morals and welfare to the people within the City of Greensboro and is unfit for human habitation. Based on the foregoing findings of fact, it is hereby concluded that this matter is properly before this Commission; the described structure is dangerous and unfit for human habitation; and the Inspector is proper in all respects.

Therefore it is **Ordered, Resolved** and **Decreed** by vote of the Commission that the Inspector is upheld.

9. **1212 Pearson Street** (TMN 31-5-7): Hubaldo Guerreto, Owner. In the Matter of Order to Repair, Alter or Improve Structure. Inspector: Roddy Covington. Continued from 11/12/13.  
(CONTINUED UNTIL FEBRUARY 11, 2014 MEETING)

Compliance Coordinator Benton stated that this case was initially inspected on October 19, 2012. The hearing was held on December 19, 2012 and an Order to Repair was issued on January 11, 2013. The property did not have to be secured. There are children living in the area where the property is located.

There was no one present to speak on the property.

Inspector Sheffield stated that an electric and mechanical rough have been done. There is a building permit but no inspection has been done.

Members noted that a substantial amount of work has been done at the property.

Ms. Sheridan moved to continue the case until the February 11, 2014 meeting, seconded by Ms. Moore-Dudley. The Commission voted 5-2 in favor of the motion. (Ayes: Sullivan, Moore-Dudley, Sheridan, Allen, Ata. Nays: Outling, Quinn.)

**10. 325 Lawrence Street (TMN 243-5-13):** Stephen Agapion and Alice Agapion, Owners. In the Matter of Order to Repair, Alter or Improve Structure. Inspector: Roddy Covington. Continued from 12/10/13. **(CONTINUED UNTIL FEBRUARY 11, 2014 MEETING)**

Compliance Coordinator Benton stated that this case was initially inspected on May 22, 2013. The hearing was held on June 21, 2013 and an Order to Repair was issued on the same day. The property did not have to be secured. There are children living in the area where the property is located.

Ernest Knight, 608 Summit Avenue, stated that a deed was recorded in his wife's name earlier today. He has secured a building permit and requested 30 days to bring the property into compliance. Since the last meeting the wall has been repaired, two doors have been replaced, and the roof and ceiling repairs have been completed. No electrical, heating, or plumbing work has been done.

Inspector Covington was at the property on January 8, 2014. He observed that the front door had been replaced and there was framing on the front area of the house.

Ms. Moore-Dudley moved to continue the case until the March, 2014 meeting. There was no second and the motion failed.

Mr. Quinn moved to continue the case until the February 11, 2014 meeting, seconded by Ms. Ata. The Commission voted unanimously 7-0 in favor of the motion. (Ayes: Sullivan, Moore-Dudley, Sheridan, Allen, Ata, Outling, Quinn. Nays: None.)

**11. 2502 Aster Street (TMN 214-2-25):** Victor Archibong and Chiekwe Anysansi Archibong, Owners. In the Matter of Order to Repair, Alter or Improve Structure. Inspector: Roddy Covington. Continued from 11/12/13. **(CONTINUED UNTIL FEBRUARY 11, 2014 MEETING)**

Compliance Coordinator Benton stated that this case was initially inspected on December 17, 2012. The hearing was held on January 16, 2013 and an Order to Repair was issued on the same day. The property did not have to be secured. There are children living in the area where the property is located.

Victor Archibong, 16 Holly Crest Court, stated that an Inspector signed off on an inspection several days ago. Inspector Sheffield confirmed that the property passed building inspection on January 13, 2014.

Counsel Williams explained the difference between a building inspection and a minimum housing inspection. Although the property meets building code, there may still be more than five violations of the Minimum Housing Code. Inspector Covington indicated that there are Minimum Housing Code violations remaining that must be cleared by the Inspector.

Mr. Archibong stated that additional work has been completed since January 8, 2014 when the property was videoed by Inspector Tolbert. Repairs are in the final stages of completion.

Mr. Outling moved to continue this case until the February 11, 2014, seconded by Mr. Quinn. The Commission voted unanimously 7-0 in favor of the motion. (Ayes: Sullivan, Moore-Dudley, Sheridan, Allen, Ata, Outling, Quinn. Nays: None.)

Compliance Coordinator Benton notified the Commission that the owner of Item 8, property located at 1111 Logan Street, had arrived at the meeting.

Ms. Moore-Dudley moved to hear the owner's testimony, seconded by Mr. Allen. The Commission voted 5-2 in favor of the motion. (Ayes: Ata, Sheridan, Moore-Dudley, Allen, Quinn. Nays: Sullivan, Outling.)

Trudy Burris requested additional time until April 30, 2014 to hire a contractor to bring the property into compliance. Commissioners explained that an order to uphold the Inspector was passed earlier in the meeting and that the order gives her 90 days to complete the work. The owner was asked to confer with the police officer regarding previously stated concerns about the property. In addition, the owner was advised that she will be receiving information about a City program where she can put up a bond to allow her to continue work on the property if it is not in compliance within the 90-day period.

**12. 1730 Phillips Avenue (TMN 180-2-4):** Tonja Bernard a/k/a Tonja Butchee, Owner. In the Matter of Order to Repair, Alter or Improve Structure. Inspector: Roy McDougal. Continued from 12/10/13. **(CONTINUED UNTIL MARCH 11, 2014 MEETING)**

Compliance Coordinator Benton stated that this case was initially inspected on March 18, 2013. The hearing was held on May 20, 2013 and an Order to Repair was issued on the same day. The property did not have to be secured. There are children living in the area where the property is located.

Tonja Bernard, 1730 Phillips Avenue, and John Roseboro, 1902 Wellington Drive, were present to speak on the property. They indicated that the interior work has been completed with the exception of electricity for the baseboard heating.

Inspector Sheffield stated that there is no building or electrical permit. The owner did secure a plumbing permit to replace the water heater that has been finalled.

Inspector McDougal testified that a representative from the Housing Coalition will take care of installing the heating system.

Mr. Allen moved to continue the case until the February 11, 2014 meeting. Mr. Allen accepted a friendly amendment from Mr. Outling to continue the case until the March, 11, 2014 meeting. Mr. Allen's original motion was rescinded.

Therefore, Mr. Allen moved to continue the case until the March 11, 2014 meeting, seconded by Ms. Moore-Dudley. The Commission voted unanimously 7-0 in favor of the motion. (Ayes: Sullivan, Moore-Dudley, Sheridan, Allen, Ata, Outling, Quinn. Nays: None.)

**13. 3102 A-N Summit Avenue (TMN 294-1-14):** Basil Agapion and Sophia Agapion, Owners. In the Matter of Order to Repair, Alter or Improve Structures. Inspector: Roy McDougal. Continued from 6/11/13, 8/13/13 and 11/12/13. **(CONTINUED UNTIL APRIL 8, 2014 MEETING)**

Compliance Coordinator Benton stated that this multiunit building was initially inspected on May 21, 2012; November 8, 2012; November 9, 2012; and November 13, 2012. Hearings were held and Orders to Repair were issued on November 16, 2012; and December 17, 2012. There are children living in the area where the property is located. There is an elementary school located nearby. There has been a history of complaints to the City associated with this property.

Irene Agapion, 625 South Elm Street, stated that units A, B, C, D, E, F and K have all been finalled and are in compliance. Units G, H, and J are currently in progress and expected to be finished by the end of February, 2014. Units I, L, M, and N are scheduled to be in compliance no later than April 15, 2014.

She stated that unusually cold temperatures have hindered recent work efforts.

Inspector McDougal confirmed comments made by Ms. Agapion regarding work at the property.

Ms. Moore-Dudley moved to continue the case until the April 8, 2014 meeting, seconded by Mr. Outling. The Commission voted unanimously 7-0 in favor of the motion. (Ayes: Sullivan, Moore-Dudley, Sheridan, Allen, Ata, Outling, Quinn. Nays: None.)

**14. 1707 Way Street (TMN 439-2-44):** Derrick Downey, Owner. In the Matter of Order to Repair, Alter or Improve Structure. Inspector: Roy McDougal. Continued from 10/8/13.  
**(REPAIRED BY OWNER)**

**15. 1108 Woodnell Street (TMN 212-5-7)** Joan Mozelle Evans, Owner. In the Matter of Order to Repair, Alter or Improve Structure. Inspector: Roy McDougal. Continued from 6/11/13, 8/13/13, 9/10/13, 10/12/13, 11/12/13. **(INSPECTOR UPHELD)**

Compliance Coordinator Benton stated that this case was initially inspected on November 18, 2011. The hearing was held on March 28, 2012 and the Order to Repair was issued on March 30, 2012. The property did have to be secured and it was secured by the City. There are children living in the area where the property is located.

Joan Evans, 1800 Prince Albert Drive, stated that she has a buyer and is in process of selling the property. The potential new owner is aware of the violations that need to be corrected.

Ms. Moore-Dudley moved to continue the case until the February 11, 2014 meeting, seconded by Ms. Sheridan. The Commission voted 3-4 against the motion. (Ayes: Sullivan, Sheridan, Moore-Dudley. Nays: Outling, Ata, Quinn, Allen.)

Mr. Outling moved to uphold the Inspector, seconded by Mr. Quinn. The Commission voted 4-3 in favor of the motion. (Ayes: Outling, Quinn, Allen, Ata. Nays: Sullivan, Moore-Dudley, Sheridan.)

Counsel Williams asked Compliance Coordinator Benton if the video being shown was a fair and accurate representation of the property; if all parties in interest were properly served with all notices, complaints and orders issued in this matter; the last time the property was visited was January 10, 2014; the property is not a duplex or multiunit apartment; there are more than five separate types of violations of any of the minimum housing standard codes. Ms. Benton stated that she agreed with these questions.

Compliance Coordinator Benton stated that the list of violations include cracked or missing electric outlet covers; electrical receptacle broken in third bedroom; electrical receptacle has busted socket in third bedroom; missing and inoperable smoke detectors; need to hang closet door in third bedroom; utilities for heat not on at time of inspection; water not on at time of inspection; water heater relief valve improperly installed; unclean/unsanitary surfaces throughout the unit; walls and ceiling in unit need painting; wall in rear enclosed den area is buckling from water roof leak; ceiling has fallen in kitchen, bathroom, and third bedroom from the water leak; floor and carpet areas are unclean and unsanitary; rubbish or garbage accumulated at interior of unit; hole in ceiling in first bedroom; bedrooms must have a door and interior lock; windows in rear enclosed den has busted window panes; window pane busted out in second and third bedroom; window pane busted out in bathroom; door for third bedroom in disrepair; rotting wood on fascia boards on rear of house; roof drains, gutters in disrepair; vinyl cover for fascia board on rear of house has come off; rear side door overhang has fallen off house; exterior doors need to be weathertight; and there are vines and bushes growing on the house.

After hearing violations and the answers to questions about the case, Counsel Williams asked the Commission if they agreed with their previous motion or if they felt another motion needed to be made. Members expressed no opposition to their previous motion and the Inspector was upheld.

Chair Sullivan stated that the property involved in this matter is located at **1108 Woodnell Street** in Greensboro, North Carolina. The property owner and all parties in interest in said property have been properly served with all Complaints, Notices and Orders issued in this matter in compliance with the law. The property owner and all parties in interest were afforded their due process rights in compliance with the law. The property in question has more than five separate types of violations of any of the Minimum Housing Code Standards. The continuation of this dwelling in its current condition is detrimental to the health, safety, morals and welfare to the people within the City of Greensboro and is unfit for human habitation. Based on the foregoing findings of fact, it is hereby concluded that this matter is properly before this Commission; the described structure is dangerous and unfit for human habitation; and the Inspector is proper in all respects.

Therefore it is **Ordered, Resolved** and **Decreed** by vote of the Commission that the Inspector is upheld.

**16. 615 Willard Street (TMN 196-7-4) Sandra Lee Biggs and Tracy Dale Biggs, Owners. In the Matter of Order to Repair, Alter or Improve Structure. Inspector: Roy McDougal. Continued from 11/12/13. (CONTINUED UNTIL FEBRUARY 11, 2014 MEETING)**

Compliance Coordinator Benton stated that this case was initially inspected on March 3, 2011. The hearing was held on March 6, 2013 and the Order to Repair was issued on the same day. The property did not have to be secured. There are children living in the area where the property is located and there is a daycare facility located nearby.

Tracy Biggs, 5307 Eckerson Road, stated that several violations have been completed. He noted that they have had to re-pipe the water line from the road in order to get water into the house. He noted circumstances that have precluded continued repairs to the property.

Inspector McDougal was at the property on January 9, 2014 and stated that substantial work has been completed on the interior. He expressed concern about the shed in the back yard.

Mr. Biggs requested several more months to complete work at the property. He plans to rent the property and has a tenant in place. He plans to cover the back yard shed with vinyl. He has replaced the ceiling and sheetrock on the interior of the property.

Members expressed concern that a timeline for repairs has not been provided. Ms. Ata pointed out that at the November, 2013 meeting, the owner was asked to prepare an assessment and timeline.

Ms. Moore-Dudley moved to continue the case until the February 11, 2014 meeting, seconded by Mr. Outling. The Commission voted 6-1 in favor of the motion. (Ayes: Sullivan, Outling, Sheridan, Quinn, Allen, Moore-Dudley. Nays: Ata.)

Commissioners asked the owner to do a cost assessment and have a timeline ready at the next meeting.

**17. 1501 Summit Avenue (TMN 256-45-48) Raymond D. Honeycutt, Jr., Owner. In the Matter of Order to Repair, Alter or Improve Structure. Inspector: Roy McDougal. Continued from 10/8/13. (CONTINUED UNTIL FEBRUARY 11, 2014)**

Compliance Coordinator Benton stated that this case was initially inspected on September 18, 2012. The hearing was held on October 18, 2012 and the Order to Repair was issued on the same day. The property did not have to be secured. There are children living in the area where the property is located and there is an elementary school located nearby.

Raymond Honeycutt, 1501 Summit Avenue, updated members on his participation in a lead removal program. He has paid the application fee and submitted the paperwork but has not received a reply from the City.

Ms. Harris informed the Commission that the application has been received; however, it requires a signature.

It was suggested that the applicant sign the necessary paperwork during the Commission's recess and return to be heard after the meeting resumes.

The Commission was in recess from 3:05 p.m. until 3:25 p.m.

Mr. Honeycutt returned after the break and stated that all paperwork had been signed. He was informed that all bids should be received within two weeks and requested a continuance of 90 days. Mr. Honeycutt stated that if he is not accepted into the program, he will proceed with his original plan to bring the property up to code. If accepted into the program, he agreed to prepare a timeline to present at the next meeting.

Mr. Outling moved to continue the case until the February 11, 2014 meeting, seconded by Mr. Quinn. The Commission voted 5-2 in favor of the motion. (Ayes: Sullivan, Outling, Quinn, Sheridan, Ata. Nays: Allen, Moore-Dudley.)

Inspector Sheffield informed the owner that a building permit will be required.

## **NEW CASES**

- 18. 806 Dillard Street** (TMN 35-1-21) Hall Property Group, LLC and Brian Hall, Owners. In the Matter of Order to Repair, Alter or Improve Structure. Inspector Roddy Covington.  
**(INSPECTOR UPHELD)**

Compliance Coordinator Benton stated that this case was initially inspected on January 30, 2013. The hearing was held on April 10, 2013 and the Order to Repair was issued on May 28, 2013. The property did not have to be secured. There are children living in the area where the property is located.

Counsel Williams asked Compliance Coordinator Benton if the video being shown was a fair and accurate representation of the property; if all parties in interest were properly served with all notices, complaints and orders issued in this matter; the last time the property was visited was January 8, 2014; the property is not a duplex or multiunit apartment; there are more than five separate types of violations of any of the minimum housing standard codes. Ms. Benton stated that she agreed with these questions.

Compliance Coordinator Benton stated that the list of violations include cracked or missing electrical outlet covers; thermostat is broken; exposed wiring at outlet and light fixture; power not on at time of inspection; missing and inoperable smoke detectors; heat—gas/electric not on at time of inspection; water not on at time of inspection; unclean/unsanitary floors, ceilings and walls; rotten flooring must be repaired in bathroom/kitchen area, check throughout house; exterior doors need to be weathertight; bedrooms must have a door and interior lock; locks not maintained or missing from windows; screens required on windows; every window shall open and close as manufactured; windowed need to be weathertight; exterior wood surfaces need to be maintained by painting or other protective coating; exterior walls contain holes and/or breaks; exterior walls have loose or rotted material; foundation wall has holes or cracks; roof drains, gutter and downspouts in disrepair, clean out gutters; back steps rotten or in disrepair; ceiling contains holes, rotten and/or in disrepair; exterior screens on doors should be self-closing and latching; all exterior property and premises shall be maintained in a clean and sanitary condition; property needs to be graded to prevent accumulation of standing water.

Inspector Sheffield stated that there are no permits on the property. A permit will be required to repair the steps.

The owner was not present to speak on the property.

Brian Higgins, 1007 Haywood Street, informed members that a petition was submitted on this property in January, 2013. He described the disrepair of the property along with neighborhood concerns. He urged the Commission to uphold the Inspector on this property as there has been no communication with the property owner.

Given the lack of testimony by the property owner and the lack of any work being done, Mr. Quinn moved to uphold the Inspector, seconded by Mr. Outling. The Commission voted unanimously 7-0 in favor of the motion. (Ayes: Sullivan, Moore-Dudley, Sheridan, Allen, Ata, Outling, Quinn. Nays: None.)

Chair Sullivan stated that the property involved in this matter is located at **806 Dillard Street** in Greensboro, North Carolina. The property owner and all parties in interest in said property have been properly served with all Complaints, Notices and Orders issued in this matter in compliance with the law. The property owner and all parties in interest were afforded their due process rights in compliance with the law. The property in question has more than five separate types of violations of any of the Minimum Housing Code Standards. The continuation of this dwelling in its current condition is detrimental to the health, safety, morals and welfare to the people within the City of Greensboro and is unfit for human habitation. Based on the foregoing findings of fact, it is hereby concluded that this matter is properly before this Commission; the described structure is dangerous and unfit for human habitation; and the Inspector is proper in all respects.

Therefore it is **Ordered, Resolved** and **Decreed** by vote of the Commission that the Inspector is upheld.

**19. 814 Dillard Street (TMN 3501017) Basil Agapion, Owner. In the Matter of Order to Repair, Alter or Improve Structure. Inspector: Roddy Covington. (CONTINUED UNTIL FEBRUARY 11, 2014 MEETING)**

Compliance Coordinator Benton stated that this case was initially inspected on January 30, 2013. The hearing was held on May 28, 2013 and the Order to Repair was issued on May 28, 2013. The property did not have to be secured. There are children living in the area where the property is located.

Counsel Williams asked Compliance Coordinator Benton if the video being shown was a fair and accurate representation of the property; if all parties in interest were properly served with all notices, complaints and orders issued in this matter; the last time the property was visited was January 8, 2014; the property is not a duplex or multiunit apartment; there are more than five separate types of violations of any of the minimum housing standard codes. Ms. Benton stated that she agreed with these questions.

Compliance Coordinator Benton stated that the list of violations include exposed wiring at light fixture; power not on at time of inspection; missing and inoperable smoke detectors; heat—gas/electric not on at time of inspection; plumbing facilities must be maintained in a safe, sanitary and functional condition; water not on at time of inspection; unclean/unsanitary floors, ceilings and walls; walls have cracks, holes, loose plaster, decayed wood or other defective material that must be corrected; cracked or missing outlet covers; exterior doors need to be weathertight; bedrooms must have door and interior locks; windows do not open and close as manufactured; windows are not weathertight; windows have missing or broken locks and are missing screens; loose outlet and hanging light fixtures in upstairs bathroom; walls have peeling, chipping, or flaking paint; ceilings contain holes or loose material; handrails are loose, damaged, or improperly maintained; water heater isn't properly installed and has exposed wiring; exterior walls have loose and rotted material and need to be maintained by paint or other protective coating; foundation walls have holes or cracks; front porch ceiling contains holes and/or rotten wood and is in disrepair; and property needs to be graded to prevent standing water.

Inspector Sheffield stated that no permits are required for the property at this time.

Irene Agapion, 625 South Elm Street, is the sister of the property owner. She stated that the property was under contract but the buyer could not obtain financing. The owner intends to restore and rent the property and requests a continuance of 60 days to bring the house up to code.

Brian Higgins, 1007 Haywood Street, would like to see this house occupied and was supportive of hearing a plan and timeline for the repair of the property.

Ms. Sheridan moved to continue the case until the February 11, 2014 meeting, seconded by Mr. Allen. The Commission voted 5-2 in favor of the motion. (Ayes: Sullivan, Sheridan, Allen, Quinn, Ata. Nays: Outling, Moore-Dudley.)

**20. 520 A&B BANNER AVENUE (TMN 203-7-18)** Rent Now, LLC and Andrew Clark, Owners. In the Matter of Order to Repair, Alter, or Improve Structures. Inspector: Roddy Covington.  
**(REPAIRED BY OWNER)**

**21. 219 York Street (TMN 128-3-9)** Tony Lamont Carter, Owner. In the Matter of Owner to Repair, Alter or Improve Structure. Inspector: Roddy Covington. **(INSPECTOR UPHELD)**

Compliance Coordinator Benton stated that this case was initially inspected on June 12, 2012. The hearing was held on May 31, 2013 and the Order to Repair was issued on June 4, 2013. The City did have to secure this property. There are children living in the area where the property is located.

Counsel Williams asked Compliance Coordinator Benton if the video being shown was a fair and accurate representation of the property; if all parties in interest were properly served with all notices, complaints and orders issued in this matter; the last time the property was visited was January 8, 2014; the property is not a duplex or multiunit apartment; there are more than five separate types of violations of any of the minimum housing standard codes. Ms. Benton stated that she agreed with these questions.

Compliance Coordinator Benton stated that the list of violations include cracked and missing electrical and outlet switch covers; electrical equipment needs to be properly maintained; exposed wiring at light fixtures; power not on at time of inspection; missing and inoperable smoke detectors; utilities for heat, either gas or electric, were not on at time of inspection; plumbing facilities not maintained in a safe, functional, and sanitary condition; water not on at time of inspection; unsanitary and unclean floors, ceilings, and/or walls; walls have peeling, chipping, or flaking paint; walls have holes, loose plaster, or decayed wood; rotten flooring must be repaired; loose floor covering must be repaired or replaced; roof structural members rotten or deteriorated; ceilings contain holes, loose material and/or in disrepair; doors need to be weathertight; windows are broken and need to be weathertight; exterior walls are not weatherproof; exterior walls contain holes and/or breaks; exterior wood surfaces need to be maintained by painting or other protective coating; exterior walls have loose or rotted material; property needs to be graded to prevent standing water; drains, gutters, downspouts are in disrepair; roof leak; back porch handrails are loose, damaged, or improperly maintained.

There was no one present to speak on the property.

Given that this property has been out of compliance for over a year as well as there is an absence of any testimony as to the property owner's intent to bring the property into compliance, Mr. Outling moved to uphold the Inspector, seconded by Ms. Sheridan. The Commission voted 7-0 in favor of the motion. (Ayes: Sullivan, Sheridan, Allen, Quinn, Ata, Outling, Moore-Dudley. Nays: None.)

Chair Sullivan stated that the property involved in this matter is located at **219 York Street** in Greensboro, North Carolina. The property owner and all parties in interest in said property have been properly served with all Complaints, Notices and Orders issued in this matter in compliance with the law. The property owner and all parties in interest were afforded their due process rights in compliance with the law. The property in question has more than five separate types of violations of any of the Minimum Housing Code Standards. The continuation of this dwelling in its current condition is detrimental to the health, safety,

morals and welfare to the people within the City of Greensboro and is unfit for human habitation. Based on the foregoing findings of fact, it is hereby concluded that this matter is properly before this Commission; the described structure is dangerous and unfit for human habitation; and the Inspector is proper in all respects.

Therefore it is **Ordered, Resolved** and **Decreed** by vote of the Commission that the Inspector is upheld.

**22. 1301 Hickory Avenue (TMN 182-2-13) Wayne Stutts and Joyce Stutts, Owners. In the Matter of Order to Repair, Alter or Improve Structure. Inspector: Roddy Covington.  
(CONTINUED UNTIL MARCH 11, 2014 MEETING)**

Compliance Coordinator Benton stated that this case was initially inspected on May 29, 2013. The hearing was held on June 28, 2013 and the Order to Repair was issued on July 3, 2013. The City did not have to order the property secured. There are children living in the area where the property is located.

Greg Spink, 5121 Parkway Plaza Boulevard, Charlotte, North Carolina, is an attorney representing Wells Fargo Bank in this matter. This is an active foreclosure case and a foreclosure sale is scheduled for January 21, 2014. The property has been secured, winterized, and broken windows have been repaired. If Wells Fargo Bank is the successful bidder at the sale, they plan to bring the property into compliance. He requested a continuance of two to three months.

Ms. Moore-Dudley moved to continue the case until the March 11, 2014 meeting. There was no second and the motion failed.

Given the absence of any testimony of the current owner's intent to bring the property into compliance as well as the bank's plan being contingent upon their successful bid at the foreclosure sale, Mr. Outling moved to uphold the Inspector, seconded by Ms. Ata. The Commission voted against the motion 3-4. (Ayes: Outling, Ata, Sheridan. Nays: Quinn, Allen, Sullivan, Moore-Dudley.)

Ms. Sheridan moved to continue the case until the February, 11, 2014 meeting. There was no second and the motion failed.

Following discussion, Ms. Moore-Dudley moved to continue the case until the March 11, 2014 meeting, seconded by Mr. Quinn. The Commission voted 5-2 in favor of the motion. (Ayes: Sullivan, Sheridan, Quinn, Moore-Dudley, Allen. Nays: Ata, Outling.)

Chair Sullivan asked Mr. Spink to provide the name and address of the successful bidder to the City.

**23. 910 Highland Avenue (TMN 57-8-22) Foreclosure 13SP586 Brock & Scott PLC, Attorneys. In the Matter of Order to Repair, Alter or Improve Structure. Inspector: Roddy Covington.  
(INSPECTOR UPHELD)**

Compliance Coordinator Benton stated that this case was initially inspected on June 3, 2013. The hearing was held on July 3, 2013 and the Order to Repair was issued on the same day. The City did not have to secure this property. There are children living in the area where the property is located.

Counsel Williams asked Compliance Coordinator Benton if the video being shown was a fair and accurate representation of the property; if all parties in interest were properly served with all notices, complaints and orders issued in this matter; the last time the property was visited was January 8, 2014; the property is not a duplex or multiunit apartment; there are more than five separate types of violations of any of the minimum housing standard codes. Ms. Benton stated that she agreed with these questions.

Compliance Coordinator Benton stated that the list of violations include cracked or missing switch and outlet covers; exposed wiring at outlets and light fixtures throughout; power not on at time of inspection; missing and inoperable smoke detectors; utilities for heat-gas/electric not on at time of inspection; missing or damaged bathroom sinks in both bathrooms; plumbing facilities not maintained in safe, sanitary, functional

condition; water not on at time of initial inspection; unclean/unsanitary floors, ceilings and walls; walls have cracks, holes, loose plaster, or other decayed wood; loose floor covering must be repaired or replaced; ceilings contains holes, loose material, and are in disrepair; exterior doors need to be weathertight; double keyed deadbolts not permitted on means of egress doors; windows do not open and close as manufactured and are not weathertight; exterior electrical outlet missing weather covering; exterior wood surfaces need to be protected with paint or other protective coating; exterior walls have loose or rotted material; property needs to be graded to prevent accumulation of standing water; screens on doors should be self closing and latching; guardrails missing at side porch; handrails are loose, damaged, or improperly maintained at side porch entrance; porch floor rotten at side porch; air conditioning unit is in disrepair.

Brian Higgins, 1007 Haywood Street, stated that the property is deteriorating. He urged the Commission to uphold the Inspector to spur the owner to repair the property.

Members noted that the property is in foreclosure.

Given the absence of any testimony as to the current owner's intent to bring the property into compliance as well as the fact the property has been out of compliance, Mr. Outling moved to uphold the Inspector, seconded by Ms. Moore-Dudley. The Commission voted unanimously 7-0 in favor of the motion. (Ayes: Sullivan, Sheridan, Quinn, Moore-Dudley, Allen, Ata, Outling. Nays: None.)

Chair Sullivan stated that the property involved in this matter is located at **910 Highland Avenue** in Greensboro, North Carolina. The property owner and all parties in interest in said property have been properly served with all Complaints, Notices and Orders issued in this matter in compliance with the law. The property owner and all parties in interest were afforded their due process rights in compliance with the law. The property in question has more than five separate types of violations of any of the Minimum Housing Code Standards. The continuation of this dwelling in its current condition is detrimental to the health, safety, morals and welfare to the people within the City of Greensboro and is unfit for human habitation. Based on the foregoing findings of fact, it is hereby concluded that this matter is properly before this Commission; the described structure is dangerous and unfit for human habitation; and the Inspector is proper in all respects.

Therefore it is **Ordered, Resolved** and **Decreed** by vote of the Commission that the Inspector is upheld.

**24. 809 Silver Avenue** (TMN 35-1-5) Capital Facilities Foundation, Owner. In the Matter of Order to Repair, Alter or Improve Structure. Inspector: Roddy Covington.  
**(REMOVED DUE TO IMPROPER SERVICE)**

Compliance Coordinator Benton stated that this case was initially inspected on April 17, 2013. The hearing was held on June 24, 2013 and the Order to Repair was issued June 26, 2013. The City did not have to secure this property. There are children living in the area where the property is located.

Counsel Williams asked Compliance Coordinator Benton if the video being shown was a fair and accurate representation of the property; if all parties in interest were properly served with all notices, complaints and orders issued in this matter; the last time the property was visited was January 8, 2014; the property is not a duplex or multiunit apartment; there are more than five separate types of violations of any of the minimum housing standard codes. Ms. Benton stated that she agreed with these questions.

Compliance Coordinator Benton stated that the list of violations include cracked or missing electrical outlet cover and switch plate cover; electrical equipment need to be properly installed and maintained; exposed wiring at outlet; exposed wiring at light fixture; power not on at time of inspection; missing smoke detector; heat—gas/electric not on at time of inspection; every dwelling shall contain a bathtub or shower, bathroom sink, toilet and separate kitchen sink; plumbing facilities must be maintained in a safe, sanitary and functional condition; water not on at time of inspection; unclean and unsanitary floors, ceilings and/or walls. Walls have peeling, chipping or flaking paint that must be repaired, removed or covered; walls have cracks, holes or loose plaster, decayed wood or other defective material that must be corrected; exterior doors need

to be weathertight; bathroom must have a door and interior lock; bedrooms must have a door and interior lock; locks not maintained or missing from window; screens required on exterior doors; every window shall open and close as manufactured; windows need glazing and need to be weathertight; bathroom requires ventilation system when window isn't provided; all exterior property and premises shall be maintained in a clean and sanitary condition; electrical panel loose or damaged; rotten flooring must be repaired; needs premises identification.

Terri Cartner, 1000 Spring Garden Street, was present on behalf of the owner, Capital Facilities Foundation. This property was purchased as part of an expansion by UNC-Greensboro. Capital Facilities Foundation has made a commitment to provide opportunities for the houses purchased as part of the expansion that would otherwise be torn down. Phase I of the project has seen the relocation of six of these houses. The subject property is located in the Phase II project area. The Foundation remains committed to find someone who will move and rehab this house. Ms. Cartner requested additional time to get these plans in place.

Responding to questions, Ms. Cartner stated that the University plans to maintain the integrity of the property and she described their process to move houses in the expansion area.

Inspector Covington was at the property on January 8, 2014 and recalled that the front windows were boarded up.

Members were concerned that there was an absence of a timeline for this house to be moved.

Brian Higgins, 1007 Haywood Street, was present as a resident of the Glenwood neighborhood. He provided additional background on the history of this house and explained that it had been lost in the City's system. This case was opened in May, 2008 but activity stopped in June, 2009.

Given no plan to bring the property into compliance as well as this property having been out of compliance for some time, and the fact that similar properties in this program have been demolished, Mr. Outling moved to uphold the Inspector, seconded by Mr. Quinn.

Chair Sullivan noted that before the motion could be considered, there were others in the audience waiting to speak on this matter.

City Councilwoman Sharon Hightower, District 1 representative, stated that these houses are located in her district. She was concerned with the number of houses being demolished in District 1. She felt that a better means of consistency on how to preserve neighborhoods should be identified. Members responded to Councilwoman Hightower's concerns and referred to the criteria they use to when making a motion to uphold the Inspector.

Bulent Bediz, 808 Lexington Avenue, stated his opinion that the Minimum Housing system is very confusing in the way rules are applied. He expressed concerns that the system is flawed.

Ms. Cartner requested a continuance to get firm plans in place to move the house. She plans to secure the exterior of the property but not the interior. She noted that the address of Capital Facilities Foundation has changed and proper notice of the hearing was not received.

It was determined by Counsel Williams that proper service was not given for this case. He asked that the case be removed from the agenda and that City staff be made aware of the correct organization name and address for this matter.

- 25. 3504 Alton Street** (TMN 197-4-8) Victor Archibong and Chickwe Archibong, Owners. In the Matter of order to Repair, Alter or Improve Structure. Inspector: Roddy Covington.  
**(CONTINUED UNTIL MARCH 11, 2014 MEETING)**

Compliance Coordinator Benton stated that this case was initially inspected on July 2, 2013. The hearing was held on August 1, 2013 and the Order to Repair was issued on the same day. The City did not have to secure this property. There are children living in the area where the property is located and an elementary school is nearby.

Counsel Williams asked Compliance Coordinator Benton if the video being shown was a fair and accurate representation of the property; if all parties in interest were properly served with all notices, complaints and orders issued in this matter; the last time the property was visited was January 9, 2014; the property is not a duplex or multiunit apartment; there are more than five separate types of violations of any of the minimum housing standard codes. Ms. Benton stated that she agreed with these questions.

Compliance Coordinator Benton stated that the list of violations include cracked or missing electrical outlet cover and switch plate cover; electrical panel loose or damaged; electrical equipment needs to be properly installed and maintained; exposed wiring at outlet and light fixture throughout unit; power not on at time of inspection; missing smoke detectors; heat-gas/electric not on at time of inspection; plumbing facilities must be maintained in a safe, sanitary and functional condition, kitchen sink; water heater not properly installed or maintained; unclean and unsanitary floors, ceilings and/or walls; walls have peeling, chipping or flaking paint that must be repaired, removed or covered; walls have cracks, holes or loose plaster, decayed wood or other defective material that must be corrected; rotten flooring must be repaired in kitchen area, check throughout structure; loose floor covering must be repaired or replaced; ceiling contains holes, loose material and/or in disrepair; exterior doors need to be weathertight; locks not maintained or missing from windows; screens required on doors; screens required on windows; screens on doors should be self-closing and latching; every window shall open and close as manufactured; broken windows; windows need to be weathertight; bathroom requires ventilation system when window isn't provided; exterior wood surfaces need to be maintained by painting or other protective coating; exterior walls contain holes and/or breaks; exterior walls have loose or rotted material; foundation wall has holes or cracks; handrails required on one side of stair having more than 4 risers; all accessory structure shall be maintained structurally sound and in good repair; all exterior property and premises shall be maintained in a clean and sanitary condition.

Victor Archibong, 16 Holly Crest Court, indicated that he plans to concentrate on this property now that the Aster Road property has almost been completed. He stated his intention to repair this property and he asked for a continuance. He has already started repairing the property. He plans to be completed in March, 2014.

Ms. Moore-Dudley moved to continue the case until the March 11, 2014 meeting, seconded by Mr. Allen. The Commission voted unanimously 7-0 in favor of the motion. (Ayes: Sullivan, Outling, Ata, Sheridan, Moore-Dudley, Quinn, Allen. Nays: None.)

Mr. Outling moved to excuse Ms. Moore-Dudley from the meeting, seconded by Mr. Quinn. Ms. Moore-Dudley left the meeting at 4:55 p.m.

**26. 917 Gregory Street (TMN 57-10-27) Linda P. Hall, Owner. In the Matter of Order to Repair, Alter or Improve Structure. Inspector: Roddy Covington. (INSPECTOR UPHELD)**

Compliance Coordinator Benton stated that this case was initially inspected on January 30, 2013. The hearing was held on March 1, 2013 and the Order to Repair was issued on March 19, 2013. The City did not have to secure this property. There are children living in the area where the property is located and an elementary school is nearby.

Counsel Williams asked Compliance Coordinator Benton if the video being shown was a fair and accurate representation of the property; if all parties in interest were properly served with all notices, complaints and orders issued in this matter; the last time the property was visited was January 8, 2014; the property is not a duplex or multiunit apartment; there are more than five separate types of violations of any of the minimum housing standard codes. Ms. Benton stated that she agreed with these questions.

Compliance Coordinator Benton stated that the list of violations include open ground outlets; missing smoke detector; loose toilet; heating system not maintaining 68 degrees in habitable rooms and bathrooms; unclean and unsanitary floors, ceilings and/or walls; ceiling contains holes, loose material and/or in disrepair; bedroom area appears to be leaking; doors need to be weathertight; screens required on windows; every window shall open and close as manufactured; windows need to be weathertight; exterior wood surfaces need to be maintained by painting or other protective coating; exterior walls contain holes and/or breaks and contain loose or rotted material; foundation wall has holes or cracks; property needs to be graded to prevent accumulation of standing water; locks not maintained or missing from windows; interior wall has peeling, chipping or flaking paint that must be repaired, removed or covered; rotten flooring must be repaired.

Bulent Bediz, 808 Lexington Street, stated that he recently purchased this property. He has secured a building permit and has started cleaning up the property. He plans to repair the exterior of the property initially to secure it and improve the curb appeal, and then work on the interior later. Responding to questions, he did not specify when he would bring the property into compliance.

Counsel Williams clarified the law applied to this case and explained the difference between the building code and the minimum housing code. A building permit does not allow minimum housing violations to lie dormant. Property comes to the Commission when there are more than five minor violations or one major violation of the North Carolina Minimum Housing Code. Under the code, even if no one is living in the house, a major interior violation is not permitted even if the exterior of the property is attractive.

Brian Higgins, 1007 Haywood Street, pointed out issues of disrepair in the subject property. He felt that Mr. Bediz should repair his properties to avoid future friction and he urged the Commission to uphold the Inspector.

Patricia Wysneski, 1507 Bailiff Street, indicated that this property is across the street from a park and in line with two other properties in disrepair. She stated that this property is just one of several neighborhood properties in disrepair owned by Mr. Bediz.

Ms. Sheridan moved to continue the case until the February 11, 2014 meeting to have the owner return with a timeline for repair, seconded by Ms. Ata. The Commission voted 2-4 against the motion. (Ayes: Sheridan, Ata. Nays: Sullivan, Outling, Allen, Quinn.)

Mr. Allen moved to uphold the Inspector, seconded by Mr. Outling. The Commission voted 4-2 in favor of the motion. (Ayes: Sullivan, Allen, Outling, Quinn. Nays: Sheridan, Ata.)

**27. 209 Winston Street** (216-1-17) Linda P. Hall, Owner. In the Matter of Order to Repair, Alter or Improve Structure. Inspector: Roddy Covington. **(REPAIRED BY OWNER)**

**28. 1007 Pearson Street** (TMN 30-8-6) Pernell Robin Beatty, Owner. In the Matter of Order to Repair, Alter or Improve Structure. Inspector: Roddy Covington. **(CONTINUED UNTIL FEBRUARY 11, 2014 MEETING)**

Compliance Coordinator Benton stated that this case was initially inspected on June 6, 2013. The hearing was held on August 7, 2013 and the Order to Repair was issued on the August 9, 2013. The City did not have to secure this property. There are children living in the area where the property is located.

Counsel Williams asked Compliance Coordinator Benton if the video being shown was a fair and accurate representation of the property; if all parties in interest were properly served with all notices, complaints and orders issued in this matter; the last time the property was visited was January 9, 2014; the property is a duplex or multiunit apartment; there are more than five separate types of violations of any of the minimum housing standard codes. Ms. Benton stated that she agreed with these questions and clarified for Counsel Williams that both units are under one roof and therefore, it is one building. All violations are grouped together as one structure.

Compliance Coordinator Benton stated that the list of violations include front porch guardrail loose, damaged or improperly maintained; back porch guardrail missing-stair, landing, balcony or walking surface more than 30" above grade; steps rotten or in disrepair; deck, porch and/or patio flooring rotten or in disrepair on front porch; front porch ceiling contains holes, rotten and/or in disrepair; doors difficult to operate in Unit A; all rooms need premises identification; ceiling in Unit C has hole in the kitchen area also; electrical panel needs inside cover and needs to be labeled; exterior wood surfaces need to be maintained by painting or other protective coating; exterior walls contains holes and/or breaks; flashing required around chimney; foundation wall has holes or cracks; property needs to be graded to prevent accumulation of standing water; all exterior doors and all room doors need to be weathertight; locks not maintained or missing from windows; screens required on windows; all windows shall open and close as manufactured; all windows need to be weathertight; wall has peeling, chipping, or flaking paint that must be repaired; walls have cracked or loose plaster, decayed wood or other defective material that must be corrected; loose floor covering must be repaired in kitchen area; stove shall be capable of performing the intended function; cracked or missing electrical outlet cover and cracked or missing switch plate cover throughout structure and all rooms; kitchen light fixture is inoperable; exposed wiring at outlet; exposed wiring at light fixture in storage area and several rooms; exposed wiring at light fixture throughout structure; open grounds on outlets throughout structure; heat—gas/electric not on at time of inspection; loose toilet in upstairs bathroom; both bathrooms have loose door handles; roof appears to be leaking.

Pernell Beatty, 1040 Kings Meadow Drive, Winston-Salem, North Carolina, requested a continuance of 60 days to repair the violations on this property. The property was a RUCO case that was brought to his attention in June, 2013. There has been some plumbing work and interior clean-up. He described his plan to have an assessment conducted this week. The property has not yet been placed in his name.

To allow the property owner an opportunity to resolve ownership issues and complete a timeline for compliance, Mr. Outling moved to continue the case until the February 11, 2014 meeting, seconded by Mr. Quinn. The Commission voted 6-0 in favor of the motion. (Ayes: Sullivan, Allen, Outling, Quinn, Sheridan, Ata. Nays: None.)

**29. 912 Pichard Street (TMN 130-10-6) Cathe C. Henderson, Administrator. In the Matter of Order to Repair, Alter or Improve Structure. Inspector: Roddy Covington. (INSPECTOR UPHELD)**

Compliance Coordinator Benton stated that this case was initially inspected on October 28, 2011. The hearing was held on July 12, 2013 and the Order to Repair was issued on the July 17, 2013. This property had to be secured and the owner secured it. There are children living in the area where the property is located and a high school is nearby.

Counsel Williams asked Compliance Coordinator Benton if the video being shown was a fair and accurate representation of the property; if all parties in interest were properly served with all notices, complaints and orders issued in this matter; the last time the property was visited was January 9, 2014; the property is not a duplex or multiunit apartment; there are more than five separate types of violations of any of the minimum housing standard codes. Ms. Benton stated that she agreed with these questions.

Compliance Coordinator Benton stated that the list of violations include cracks, holes or loose plaster, decayed wood or other defective material that must be corrected; rotten flooring must be repaired; loose floor covering must be repaired or replaced; ceiling contains holes, loose material and/or in disrepair; door need to be weathertight; bathroom must have a door and interior locks; bedrooms must have a door and interior lock; locks not maintained or missing from windows; screens required on doors; screens required on windows; screens on doors should be self-closing and latching; every window shall open and close as manufactured; foundation wall ventilation not maintained or missing; property needs to be graded to prevent accumulation of standing water; roof has leaks; deck, porch, and/or patio flooring rotten or in disrepair; ceiling contains holes, rotten and/or in disrepair; all exterior property and premises shall be maintained in a clean and sanitary condition; all exterior property shall be maintained free from weeds/plant growth in excess of 12 inches.

It was noted that this is heir property being handled by an attorney.

Given the absence of any testimony as to the intent of the property owner or any interested persons to bring the property into compliance, Mr. Outling moved to uphold the Inspector, seconded by Mr. Quinn. The Commission voted 6-0 in favor of the motion. (Ayes: Sullivan, Allen, Outling, Quinn, Sheridan, Ata. Nays: None.)

Chair Sullivan stated that the property involved in this matter is located at **912 Pichard Street** in Greensboro, North Carolina. The property owner and all parties in interest in said property have been properly served with all Complaints, Notices and Orders issued in this matter in compliance with the law. The property owner and all parties in interest were afforded their due process rights in compliance with the law. The property in question has more than five separate types of violations of any of the Minimum Housing Code Standards. The continuation of this dwelling in its current condition is detrimental to the health, safety, morals and welfare to the people within the City of Greensboro and is unfit for human habitation. Based on the foregoing findings of fact, it is hereby concluded that this matter is properly before this Commission; the described structure is dangerous and unfit for human habitation; and the Inspector is proper in all respects.

Therefore it is **Ordered, Resolved** and **Decreed** by vote of the Commission that the Inspector is upheld.

**30. 2101 Sheldon Road** (TMN 420-5-1) Deutsche Bank Trust Company, Owner. In the Matter of Order to Repair, Alter or Improve Structure. Inspector: Roy McDougal. **(INSPECTOR UPHELD)**

Compliance Coordinator Benton stated that this case was initially inspected on April 6, 2011. The hearing was held on July 12, 2013 and the Order to Repair was issued on the July 17, 2013. This property had to be secured and the owner secured it. There are children living in the area where the property is located.

Counsel Williams asked Compliance Coordinator Benton if the video being shown was a fair and accurate representation of the property; if all parties in interest were properly served with all notices, complaints and orders issued in this matter; the last time the property was visited was January 13, 2014; the property is not a duplex or multiunit apartment; there are more than five separate types of violations of any of the minimum housing standard codes. Ms. Benton stated that she agreed with these questions.

Compliance Coordinator Benton stated that the list of violations include electrical receptacle needed in bathroom-must be GFCI; front storm door missing arm closure; back storm door in disrepair and hanging loose; garage door broken; basement door damaged; handrails required on basement steps; electrical equipment needs to be properly maintained; rear porch and front porch light fixtures need to be repaired; missing light covers in second bedroom, kitchen, and dining room; missing smoke detectors; heating system not capable of maintaining 68 degrees in habitable rooms; sump pump in basement not working; bathroom sink missing; commode is missing tank lid; drain pipes missing under kitchen sink; water supply lines missing under kitchen sink; water heating not properly installed; walls have peeling and chipping or flaking paint; holes in walls or loose plaster; ceiling has loose material and is in disrepair; bedrooms must have doors with locking knobs, first and third bedrooms are missing these knobs; windows do not open and close as manufactured; windows missing screens, rear windows are broken; unclean/unsanitary walls, floors or ceilings; ceilings contain holes and loose materials in third bedroom; rear enclosed porch missing wall board; foundation wall has holes or cracks; front porch guardrails loose and improperly maintained; handrails required on garage steps leading into house; basement door missing doorknob; exterior shed need to be repaired or removed; repair exterior light fixture at the pole.

There was no one present to speak on the property.

Given the absence of any testimony as to the intent of the property owner or any interested persons to bring the property into compliance as well as the fact the property has been out of compliance for over three years, Mr. Outling moved to uphold the Inspector, seconded by Ms. Ata. The Commission voted 6-0 in favor of the motion. (Ayes: Sullivan, Allen, Outling, Quinn, Sheridan, Ata. Nays: None.)

Chair Sullivan stated that the property involved in this matter is located at **2101 Sheldon Road** in Greensboro, North Carolina. The property owner and all parties in interest in said property have been properly served with all Complaints, Notices and Orders issued in this matter in compliance with the law. The property owner and all parties in interest were afforded their due process rights in compliance with the law. The property in question has more than five separate types of violations of any of the Minimum Housing Code Standards. The continuation of this dwelling in its current condition is detrimental to the health, safety, morals and welfare to the people within the City of Greensboro and is unfit for human habitation. Based on the foregoing findings of fact, it is hereby concluded that this matter is properly before this Commission; the described structure is dangerous and unfit for human habitation; and the Inspector is proper in all respects.

Therefore it is **Ordered, Resolved** and **Decreed** by vote of the Commission that the Inspector is upheld.

**31. 2422 West Florida Street** (TMN 155-2-20) Siphonexay Phongsavanh and Sengnalone Phongsavanh, Owners. In the Matter of Order to Repair, Alter or Improve Structure. Inspector: Brad Tolbert.  
**(INSPECTOR UPHELD)**

Compliance Coordinator Benton stated that this case was initially inspected on March 1, 2011. The hearing was held on October 18, 2012 and the Order to Repair was issued on November 15, 2012. This property had to be secured by the City.

Counsel Williams asked Compliance Coordinator Benton if the video being shown was a fair and accurate representation of the property; if all parties in interest were properly served with all notices, complaints and orders issued in this matter; the last time the property was visited was January 9, 2014; the property is not a duplex or multiunit apartment; there are more than five separate types of violations of any of the minimum housing standard codes. Ms. Benton stated that she agreed with these questions.

Compliance Coordinator Benton stated that the list of violations include cracked or missing electrical outlet and switch plate covers; power not on at time of inspection; doors difficult to operate; missing smoke detector; plumbing facilities must be maintained in a safe, sanitary and functional condition; unclean and unsanitary floors, ceilings and/or walls; walls have peeling, chipping or flaking paint that must be repaired, removed or covered; walls have cracks, holes or loose plaster, decayed wood or other defective material that must be corrected; rotten flooring must be repaired; loose floor covering must be repaired or replaced; exterior doors need to be weathertight; screens required on doors; screens required on windows; windows need glazing; exterior wood surfaces need to be maintained by painting or other protective coating; all accessory structures shall be maintained structurally sound and in good repair; all exterior property and premises shall be maintained in a clean and sanitary condition; secure crawl space where air conditioning unit is missing.

There was no one present to speak on the property.

Mr. Quinn moved to uphold the Inspector, seconded by Mr. Allen. The Commission voted 6-0 in favor of the motion. (Ayes: Sullivan, Allen, Outling, Quinn, Sheridan, Ata. Nays: None.)

Chair Sullivan stated that the property involved in this matter is located at **2422 West Florida Street** in Greensboro, North Carolina. The property owner and all parties in interest in said property have been properly served with all Complaints, Notices and Orders issued in this matter in compliance with the law. The property owner and all parties in interest were afforded their due process rights in compliance with the law. The property in question has more than five separate types of violations of any of the Minimum Housing Code Standards. The continuation of this dwelling in its current condition is detrimental to the health, safety, morals and welfare to the people within the City of Greensboro and is unfit for human habitation. Based on the foregoing findings of fact, it is hereby concluded that this matter is properly before this Commission; the described structure is dangerous and unfit for human habitation; and the Inspector is proper in all respects.

Therefore it is **Ordered, Resolved** and **Decreed** by vote of the Commission that the Inspector is upheld.

## **REQUEST TO RESCIND**

**32. 1107 Bellevue Street** (TMN 32-8-16) Preservation Greensboro Development, Owner. Inspector: Roddy Covington. **(DEMOLISHED BY OWNER)**

Mr. Allen moved to rescind 1107 Bellevue Street, seconded by Mr. Outling. The Commission voted unanimously 6-0 in favor of the motion. (Ayes: Sullivan, Outling, Sheridan, Quinn, Ata, Allen. Nays: None.)

\* \* \* \* \*

## **ADJOURNMENT:**

There being no further business before the Group, the meeting adjourned at 5:45 p.m.

Respectfully submitted,

Kathleen Sullivan,  
Chairwoman, City of Greensboro Minimum Housing Standards Commission

KS:sm/jd